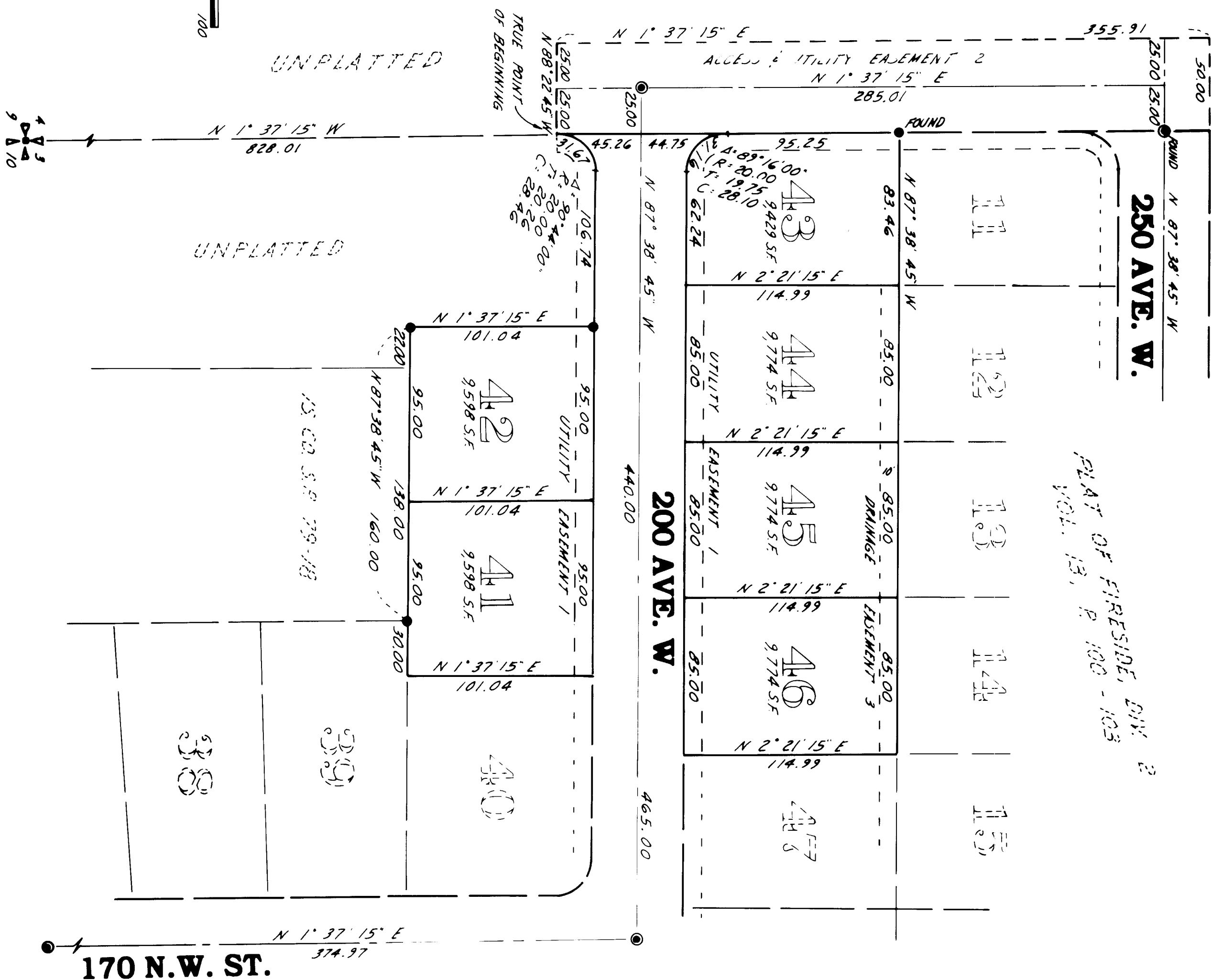
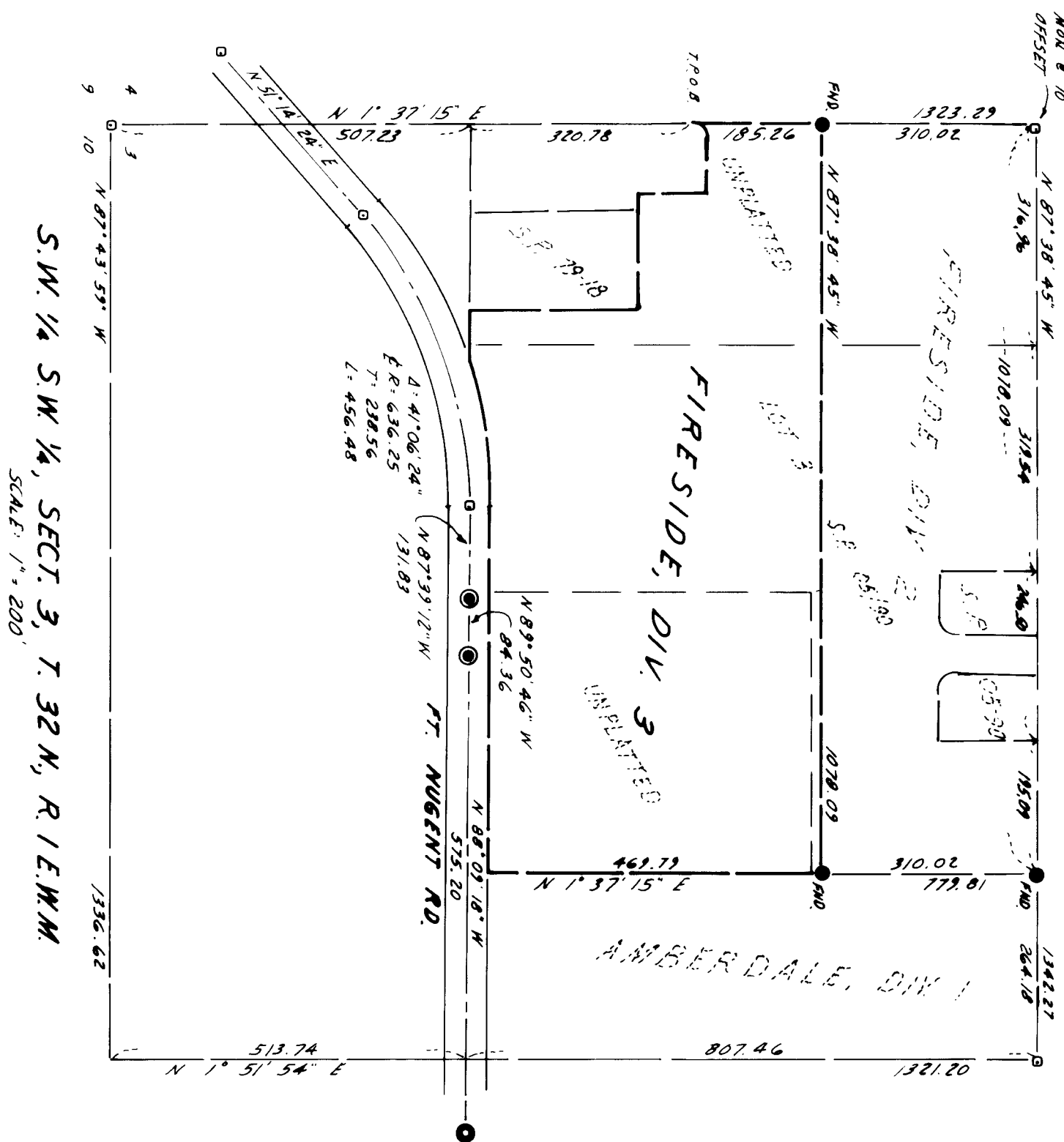


3063

3248194

# PLAT OF FIRESIDE DIV. 3

IN THE SOUTHWEST 1/4 OF SECTION 3, TWP. 32 N., R. 1 E.W.M.  
OAK HARBOR, WASHINGTON

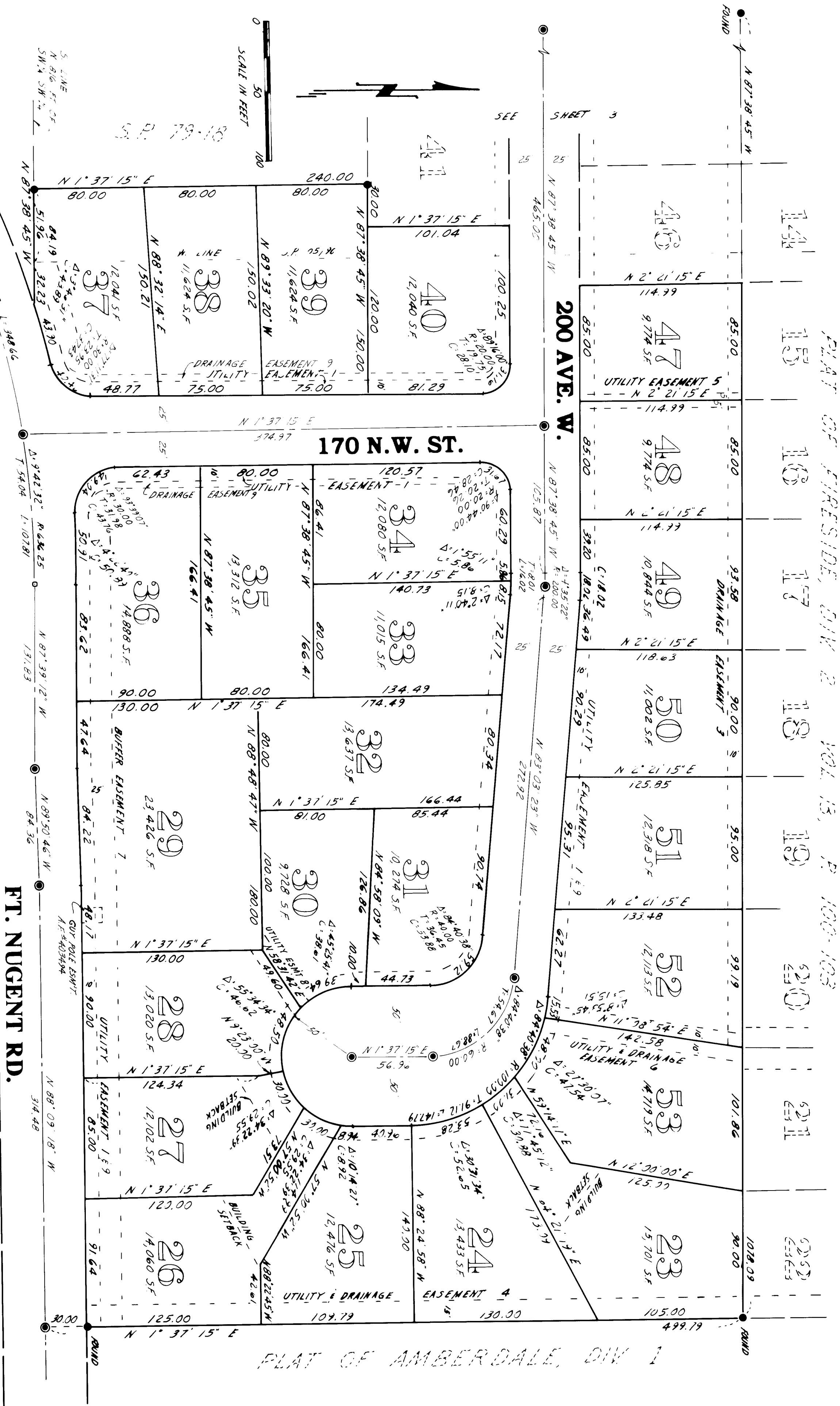


R.P. Fakema & Co.  
Surveyors  
1000 1st Ave. S.E.  
Tacoma, Wash. 98402

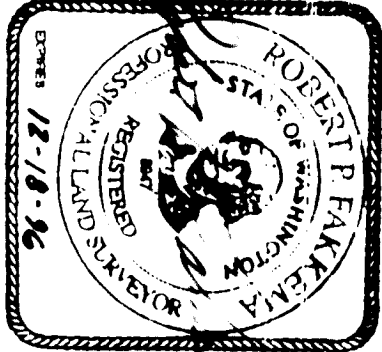
2063

324 8144

PLAT OF FIRESIDE DIV 3  
IN THE SOUTHWEST 1/4 OF SECTION 3, TWP. 32 N., R. 1 E.W.M.  
OAK HARBOR, WASHINGTON



UNPLATTED



R.P. Fakkema & Co.  
Surveyors  
1000 1st Avenue, Seattle, WA 98101

P 140

S.13

FIRESIDE DIV NO 3

1063

96006862



# PLAT OF FIRESIDE DIV. 3 IN THE SOUTHWEST 1/4 OF SECTION 3, TWP. 32 N., R. 1 E.W.M. OAK HARBOR, WASHINGTON

324 B194

## SURVEYOR'S CERTIFICATE

I hereby certify that the plat of FIRESIDE DIV. NO. 3 is based upon an actual survey of Section 3, Township 32 N., Range 1 E. W.M., that the courses and distances are shown correctly thereon, that the monuments have been set and the lot and block corners staked correctly on the ground, and that I have fully complied with the provisions of the statutes and plating regulations.

Robert P. Fakema, P.E.S.  
Certificate No. 88947

## TREASURER'S CERTIFICATES

I hereby certify that there are no delinquent special assessments and all other assessments on any of the property herein contained dedicated as streets, alleys or for other public use are paid in full.

Denise Soasbe  
City Finance Director

This is to certify that all taxes heretofore levied and which have become lien upon the lands herein described have been fully paid and discharged according to the records of my office up to and including the year 1996.

Maxine R. Sauter  
Island County Treasurer

## APPROVALS

Examined and approved this 23rd day of April, 1996

Ryan Goldman  
Oak Harbor City Engineer

I hereby certify that the plat of FIRESIDE DIV. NO. 3 is duly approved by the City of Oak Harbor Planning Commission this 24th day of April, 1996

Chris Saxman  
Chairman

Approved by the City Council of Oak Harbor, Washington, this 19th day of March, 1996

Rosemary Morris  
City Clerk

Stephen A. Derbach  
Mayor

## AUDITOR'S CERTIFICATE

Filed for record at the request of this day of April, 1996 and recorded in Volume 13 of Plats, page 140-142 of Island County, Washington.

Attest by  
Ar. Hyland  
Island County Auditor

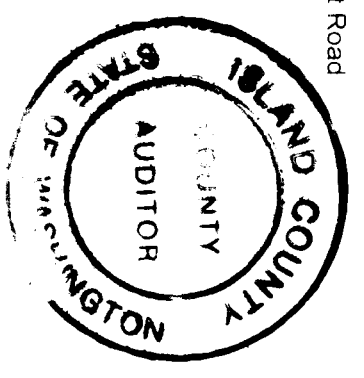
Deputy Auditor

## CERTIFICATE OF TITLE

Recorded April 24, 1996 in Volume 22C, page 152 under Auditor's File No. 96006862 Records of Island County, Washington.

## RESTRICTIONS

Lots 26, 27, 28, 36 and 37 shall not have direct access to Fort Nugent Road.



## EASEMENT RESERVATIONS

1. **UTILITY EASEMENT:** An easement is hereby reserved for and granted to Puget Sound Power & Light Company, General Telephone Company of the Northwest, City of Oak Harbor, Cascade Natural Gas Corporation and Tele-Vue Systems, together with their respective successors and assigns under and upon the exterior ten (10) feet of the front of all lots and tracts in which to install, lay, construct, renew, operate and maintain underground conduits, cables, wires and vaults with necessary facilities and other equipment for the purpose of serving the subdivision and other property with electric, telephone, water, gas and cable television services, together with the right to enter upon the lots and tracts at all times for the purposes stated. An easement is also reserved to the U.S. Postal Service for the installation, maintenance and replacement of post box facilities.

2. **ACCESS AND UTILITY EASEMENT:** A 50 foot easement as shown hereon is hereby reserved for and granted to the City of Oak Harbor and to the Public as shown hereon and as granted under that certain Grant of Easement recorded under Auditor's File No. 94024204 records of Island County, Washington.

3. **DRAINAGE EASEMENT:** A 10 foot easement as shown hereon is hereby reserved to the Declarant and/or its assigns and to the owners of Lots 44 through 52 for the installation, maintenance and replacement of underground drainage pipes, conduits and related facilities together with the right to enter upon the lots at all times for the purposes stated.

4. **UTILITY AND DRAINAGE EASEMENT:** A 15 foot easement as shown hereon is hereby reserved to the Declarant and/or its assigns, the City of Oak Harbor and to the owners of Lots 23 through 26 for the installation, maintenance and replacement of underground utilities and drainage facilities, together with the right to enter upon the lots at all times for the purposes stated.

5. **UTILITY EASEMENT:** A 10 foot easement as shown hereon is hereby reserved for and granted to General Telephone Company of the Northwest, as shown hereon, for the purpose of installation, maintenance and replacement of an underground telephone line, together with the right to enter upon the lots at all times for said purposes.

6. **UTILITY AND DRAINAGE EASEMENT:** A 20 foot easement as shown hereon is hereby reserved for and granted to the City of Oak Harbor for the purpose of installing, maintaining and replacing sanitary sewer and water lines, including all appurtenant facilities, and to the owners of Lots 44 through 53 for the maintenance and replacement of underground drainage facilities together with the right to enter upon the lots at all times for said purposes.

7. **BUFFER EASEMENT:** A 25 foot easement, as shown hereon, is hereby reserved to the lot owners and members of the FIRESIDE COMMUNITY ASSOCIATION for the purpose of establishing planting, maintaining and replacing greenbelt plantings within the 25 foot buffer zone. No permanent structures, including decks, landings and patios, shall be constructed therein without the express permission of said Association and the City of Oak Harbor.

8. **UTILITY EASEMENT:** A 15 foot easement, lying 7.5 feet on each side of the line between Lots 28 and 30, as shown hereon, is hereby reserved for and granted to the owner(s) of Lot 29 for the purpose of installing, maintaining and replacing underground utilities, including but not limited to sanitary sewer and water lines, together with the right to enter upon the lots at all times for said purposes.

9. **DRAINAGE EASEMENT:** An easement for the installation, maintenance and replacement of underground drainage facilities is hereby reserved to lot owners utilizing said facilities over, across and under the front 10 feet of Lots 23 through 33 and 40 through 42, the West 15 feet of Lots 34 through 36 and the East 15 feet of Lots 37 through 40 as shown hereon. Each Lot owner so using said facilities shall have the right to enter upon those Lots containing said used facilities for said purposes.

NOTE: See Covenants, Conditions and Restrictions for further easement descriptions

## LAND DESCRIPTION

That portion of the Southwest 1/4 of the Southwest 1/4 of Section 3, Township 32 North, Range 1 East W.M., including a portion of Lot 3 of Island County Short Plat No. 0596013203-112-00-40 recorded in Volume 2 of Short Plats, page 285 under Auditor's File No. 90020782, records of Island County, Washington, described as follows:

Commencing at the Southwest corner of said Section 3, thence N 1° 37' 15" E along the West line of said Section 3, a distance of 507.23 feet to the Southwest corner of that certain tract of land conveyed to the KRIEG DEVELOPMENT GROUP, INC. by Warranty Deed recorded under Auditor's File No. 93008751, records of said Island County, thence continue N 1° 37' 15" E a distance of 320.78 feet to the True Point of Beginning, thence continue N 1° 37' 15" E, 185.26 feet to the Southwest corner of the plat of FIRESIDE DIV. NO. 2 per plat recorded in Volume 13 of Plats, pages 100 through 103, records of said Island County, thence S 87° 38' 45" E along the South line of said plat, a distance of 1078.09 feet to the Southeast corner thereof and the East line of the aforesaid KRIEG DEVELOPMENT GROUP, INC. tract, thence S 1° 37' 15" E along said East line and the extension thereof, a distance of 469.79 feet to the North margin of Fort Nugent Road, thence West, along said North margin, to the South line of the aforesaid KRIEG DEVELOPMENT GROUP, INC. tract, thence West, along said South line, to the Southeast corner of Island County Short Plat No. 79-18, thence N 1° 37' 15" E along the East line of said Short Plat, a distance of 240.00 feet to the Northeast corner thereof, thence N 87° 38' 45" W along the North line of said Short Plat and the extension thereof, a distance of 160.00 feet, thence N 1° 37' 15" E, 101.04 feet, thence N 87° 38' 45" W, 106.74 feet to the beginning of a curve to the left, thence Southwesterly, along said curve to the left, having a radius of 20.00 feet, through an arc of 90° 44' 00", a distance of 31.67 feet to the True Point of Beginning.

Situated in Oak Harbor, Island County, Washington.  
(ASSESSORS PARCELS R12203-076-0880 & R12203-084-0150)

## DEDICATION

KNOW ALL MEN by these presents that we, the undersigned owners and mortgage holders of the land hereby platted, declare this plat and dedicate to the use of the public, forever all streets and avenues shown hereon and use thereof for all public purposes not inconsistent with the use thereof for public highway purposes, also the right to make all necessary slopes for cuts and fills upon the lots and blocks on this plat in the original reasonable grading of the streets and avenues shown hereon. Also the right to drain the streets and avenues over, and across any lot, tract or lots where water might take a natural course after the street is graded. Public utilities above and below the ground on all streets, avenues, alleys and easements are hereby dedicated to the City of Oak Harbor, Washington. Granted hereby is a waiver of all claims for damages against the City of Oak Harbor, which may be occasioned to said streets, lands within the plat by the established construction, drainage and maintenance of said streets. Restrictive and protective covenants applying to all lots in this plat are recorded under Auditor's File No. 96006862, Records of Island County, Washington.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 24 day of April, 1996.

Krieg Development Group, Inc.

Karl C. Krieg III, President

Chuck R. Krieg, Secretary

Charles A. Aus

Mary A. Aus

Whidbey Island Bank

Michael D. Carn, President

Kriton, Inc.

Ryan H. Kingma, President

Robert P. Fakema, Secretary

Karl C. Krieg III

Darlene Krieg

## ACKNOWLEDGMENTS

STATE OF WASHINGTON }  
County of Island } ss

I, certify that I know or have satisfactory evidence that Karl C. Krieg III and Darlene Krieg, his wife, and Charles A. Aus and Mary A. Aus, his wife, are the individuals who appeared before me and said individuals acknowledged that they signed this instrument and acknowledged to be their free and voluntary act for the uses and purposes mentioned in the instrument.

Dated 4/12/96 Notary Public in and for the State of Washington  
My appointment expires 11-11-99

STATE OF WASHINGTON }  
County of Island } ss

I, certify that I know or have satisfactory evidence that Karl C. Krieg III and Darlene Krieg, his wife, and Charles A. Aus and Mary A. Aus, his wife, are the individuals who appeared before me and said individuals acknowledged that they signed this instrument and acknowledged to be their free and voluntary act for the uses and purposes mentioned in the instrument.

Dated 4/12/96 Notary Public in and for the State of Washington  
My appointment expires 11-11-99

## GENERAL NOTES

- Bearing system is based upon the Washington Coordinate System, North Zone. The basis of the survey and subdivision of Section 3 is as shown upon the plat of FIRESIDE DIVS 1 and 2, and CROSSWOODS, DIVS. 1, 2, 3, 4 and 5, records of Island County, Washington.
- Certification, as contained herein, comprises the declaration of the surveyor's professional judgment. It does not constitute a warranty or a guarantee, express or implied, nor does it relieve any other party of his responsibility to abide by contract documents, applicable codes, standards, regulations and ordinances.
- All lot corners are marked upon the ground with an iron pin and plastic cap marked "RPF LS 8947" unless noted otherwise.
- Survey equipment used for field survey is a Topcon GTS-3 with retro prisms [+/- (5mm+3ppm) +/- 5"].
- The installation, maintenance and replacement of landscaping located within the subdivision median shall be the responsibility of the Fireside Homeowners Association.

R.P. Fakema & Co.  
1000 1st Avenue, Suite 100  
Oak Harbor, WA 98281  
206-829-1111